Greater Bengaluru Authority

Selection of Agency to provide Consultancy Services for
"Preparation of GIS Based Master Plan for the Local Planning Area of Greater Bengaluru Authority"
Tender Reference Number:GBA/2026-27/SE0030
Pre-bid Queries Received for the pre-bid meeting held on 11.06.2026

Sl.No	Section No.	Page No.	Ref Clause	Query	Remarks
1	Section-1: Notice Inviting Global Tender (NGT)	5	Last Date for submission of Tender 20-06-2026 at 05.30 PM	We request you to kindly extend the bid submission deadline by one week from the date of release of prebid responses to allow sufficient time for preparation of comprehensive proposals	**Refer Corrigendum-1**
2	Section-1: Notice Inviting Global Tender (NGT)	5	Last Date for submission of Tender 20-06-2026 at 05.30 PM	We request an extension of 2 weeks for the submission of Technical and Financial proposal, starting from the date on which responses to the queries are issued by GBA.	**Refer Corrigendum-1**
3		5	Last Date for submission : 20-06-2026 at 05.30 PM	Requesting to extend Last Date of submission upto 30-06-2026.	**Refer Corrigendum-1**
4			Can the timeline for bid submission be extended as it is a complex, multi-disciplinary project and requires time to assemble the right team?		**Refer Corrigendum-1**
5	3.3 Preparation of Proposal Technical Proposal	10	c) It is desirable that the majority of the key professional staff proposed be permanent employees of the agency or has an extended and stable working relation with it.	Considering the multidisciplinary nature of this project, which requires specialized expertise in distinct domains, we request that the clause desirable permanent employees to be omitted. Allowing a project-based team structure will enable us to mobilize domain experts more effectively, thereby enhancing the quality and efficiency of project delivery. Client to kindly confirm.	Tender condition prevails
6	5.7, Penalty	16	Penalty 5.7.1. The Authority shall impose penalty on the selected Bidder for failure in carrying out the assignment in respect of quality, time schedule and adequacy, as specified in the Service Contract.	We request the client to relax the penalty clause. Having worked in similar projects, we understand the reason for delay in such projects is beyond the control of the client and the consultant; hence penalty may not be appropriate. We kindly request its removal from the tender conditions and help foster a balanced and cooperative framework for project execution. Client to confirm	Tender condition prevails
7	Data sheet 8d	17	The Client will facilitate to provide the following inputs:- The Drone survey ORI (Ortho Rectified Image) derived output image (with a spatial resolution of 3cm to 5cm and 15cm -20 cm positional accuracy).	Kindly specify where process of RGB drone or Lidar required, as both the drone type has large financial difference that will change the quote drastically.	The RFP is clear
8	Data Sheet, Cl. 8(d) & 8€	17	Data Sheet: Information to Agency d. The Drone survey ORI (Ortho Rectified Image) output image (with a spatial resolution of 3cm to 5cm and 15cm-20 cm positional accuracy).	The Base Map prepared by KSRSAC is based on ORI interpretation. Whether consultant need to modify/update base map or only validation. Please confirm	The RFP is clear
9	Data Sheet, Cl. 8(d)	17	8. The Client will facilitate to provide the following inputs: d. The Drone survey ORI (Ortho Rectified Image) output image (with a spatial resolution of 3cm to 5cm and 15cm -20 cm positional accuracy) of the erstwhile BBMP area shared by Survey of India /SSLR to KSRSAC.	The ORI has a resolution of 3–5 cm. Kindly confirm whether feature extraction (such as buildings, roads, and water bodies) is expected to be fully automated or semi-manual.	The RFP is clear
10	ORI Coverage	17		We understand that ORI is available for the erstwhile BBMP area only. For newly added GBA areas outside BBMP limits, kindly confirm whether image procurement will be in the consultant's scope or provided by GBA.	The image procurement will be in the scope of GBA

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11	Data Sheet, Cl. 8€	19	e. The Base map prepared by KSRSAC along with land use mapping. The land use mapping is done based on the interpretation of the above ORI and supplemented by other secondary sources.	Please confirm whether positional accuracy of 15–20 cm is acceptable for all planning layers, including ROW, drains, and utilities, or whether higher accuracy through detailed ground surveys is expected.	The RFP is clear
12	Data Sheet Information to Agency	19	Town Planners / Urban & Regional Planners –Senior one of whom can be designated as Deputy team leader -Additional qualification: PhD in any relevant domain/ Any equivalent Post graduate degree/ PG Diploma	We request you to kindly relax the "Additional qualification" clause to allow "professional certificate courses/certification" as acceptable additional qualifications for Town Planners / Urban & Regional Planners in place of PhD and PG Diploma.	Tender condition prevails
13	Data Sheet Information to Agency	19	4-5. Town Planners / Urban & Regional Planners-Junior. Should have been involved in preparation of at least one Master Plan/Regional Plan/ Area Plan/ Town Planning Schemes, as a Member of the Team in the last 5 years. Experience in working on Mobility plan is desirable	We request you to kindly allow experience in Transit-Oriented Development (TOD) / Urban Redevelopment projects in addition to "Master Plan/Regional Plan/Area Plan/Town Planning Scheme" for Town Planners / Urban & Regional Planners-Junior.	Tender condition prevails
14		19		Is there any relaxation in the specific requirements for relevant experience in past 5 years mentioned in point 15 (page 19). Can this be expanded to the last 15 years?	Tender condition prevails
15	Data Sheet Information to Agency	20	8. Infrastructure planner Post Graduate in Infrastructure planning / engineering Additional qualification: PhD in relevant domain /Equivalent PG diploma	We request you to kindly allow a Postgraduate degree in Civil Engineering with demonstrable infrastructure planning experience as an acceptable equivalent for the Infrastructure Planner role.	Tender condition prevails
16	Data Sheet Information to Agency	20	9. Urban Designer - 02 Nos	We request you to kindly allow 1 Senior Urban Designer with 10 years experience and 1 Junior Urban Designer with 5 years experience.	**Agreed. Refer Corrigendum-1**
17	Data Sheet Information to Agency	20	8. Infrastructure planner Should have been involved in preparation of at least one Master Plan, Regional Plan, Area Plan, Town Planning Schemes as a Member of the Team in the last 5 years.	We request you to kindly allow experience in infrastructure projects executed under various central/state schemes and funding agencies / PMU as equivalent experience for the Infrastructure Planner requirement.	**Agreed only if the projects is done for the city scale and not area level/sector-wise. Refer Corrigendum-1**
18	Data Sheet Information to Agency	21	14. Financial Analyst * MBA Finance / CA / M.Com	We request you to kindly confirm whether the qualification "MBA Finance / CA /M.Com" for the Financial Analyst may include equivalent postgraduate qualifications such as International degree - Master's in Professional Studies (Real Estate & Infrastructure Finance) or other recognised equivalent degrees	**Agreed only if the expert has demonstarble experience in infrstructure finaciang projects at city sacle and not speicifc sector financing at area level. is done for the city scale and not area level. Refer Corrigendum-1**
19	Data Sheet Information to Agency	21	10. GIS Specialist Should have been involved in developing and managing geodatabases, GIS software tools, at least for one Master Plan asa member of the Team in the last 5 years.	We request you to kindly allow experience in Master Plan, Area Plan, Town Planning Schemes, redevelopment / renewal projects/ ToD projects	Tender condition prevails
20	Data Sheet Information to Agency	21	11. GIS Expert Should have been involved in developing and managing geodatabases, GIS software tools, at least for one Master Plan as a member of the Team in the last 5 years.	We request you to kindly allow experience in Master Plan, Area Plan, Town Planning Schemes, redevelopment / renewal projects/ ToD projects	Tender condition prevails

<table>
<tr><th>Sl.No</th><th>Section No.</th><th>Page No.</th><th>Ref Clause</th><th>Query</th><th>Remarks</th></tr>
<tr><td>21</td><td>Data Sheet Information to Agency</td><td>21</td><td>12. Socioeconomic Expert
Should have been involved in collection of field data and socioeconomic surveys, analysis of socio-economic data of cities/towns at local level, projections, creation of
urban database using secondary sources at least for one Master Plan in the last 5 years.</td><td>We request you to kindly allow experience in last 10 years and include projects on socio-economic studies for government agencies</td><td>Tender condition prevails</td></tr>
<tr><td>22</td><td>Data Sheet Information to Agency</td><td>21</td><td>14. Financial Analyst *
Should have been involved in financial structuring / analysis / studies at least for one Master Plan in the last 5 years.</td><td>We request you to kindly allow experience in Masterplan / TOD / Urban redevelopment / Urban renewal projects</td><td>Tender condition prevails</td></tr>
<tr><td>23</td><td>Data Sheet Information to Agency</td><td>21</td><td>15. Conservation Architect *
Should have been involved in architectural conservation, framing special architectural regulations for heritage area and precincts and related work at least for one Master Plan in the last 5 years</td><td>We request you to kindly amend the criteria as -Should have been involved in architectural conservation, framing special architectural regulations for heritage area and precincts and related work atleast for one Master Plan/ heritage campuses/ precincts or similar heritage projects in the last 5 years</td><td>Agreed. Refer Corrigendum-1</td></tr>
<tr><td>24</td><td>Point 14 and 15</td><td>18-21</td><td>The estimated number of KeyProfessionals required for the assignment: 18; While The minimum required qualification and experience of proposed key professional staff list speak of only 17</td><td>Kindly clarify whether 18 key person or 17 as in table is to provided.</td><td>The number of professionals required is 18. refer to the number of persons column instead of Sl. No.</td></tr>
<tr><td>25</td><td>Sl.No.15</td><td>18-22</td><td>The minimum required qualification and experience of proposed key professional staff
<table><tr><th>S.No</th><th>Particulars</th><th>No. of persons</th><th>Educational Qualification</th></tr><tr><td>1</td><td>Team Leader / Urban Planner</td><td>1</td><td>Graduate in BE (Civil)/B.Tech (Civil)/B.Arch/B. Plan and Post Graduate in Urban and Regional Planning or Masters in City Planning / Master in Urban Planning
Additional qualification: PhD in any subject within the domain of urban planning/
Any equivalent Post graduate degree/ PG Diploma</td></tr></table></td><td>Request to consider a consultant deployed full time for the assignment for this position.</td><td>Tender condition prevails</td></tr>
<tr><td>26</td><td>Sl.No.15</td><td>18-22</td><td>The minimum required qualification and experience of proposed key professional staff
<table><tr><th>S.No</th><th>Particulars</th><th>No. of persons</th><th>Educational Qualification</th></tr><tr><td>9</td><td>Urban Designer</td><td>2</td><td>Post Graduate in Urban Design
Additional qualification: PhD in relevant domain/ Any equivalent Post graduate degree / PG diploma</td></tr></table></td><td>Request to consider a candidate possessing a Bachelor's degree in Architecture and having more than 5 years of relevant professional experience in urban design, urban planning and related assignments eligible for this position.</td><td>Tender condition prevails</td></tr>
</table>

Sl.No	Section No.	Page No.	Ref Clause	Query	Remarks
27	Clauses 8(a)–8€	17-18	Data Availability	Will all available cadastral maps, village maps, revenue maps, RTC records, ward boundaries, planning zone boundaries, survey settlement maps and administrative boundaries be provided by GBA?	The RFP is clear
28	Clauses 8(a), 8(b), 8©	17-18	Existing Planning Data	Kindly confirm whether all GIS databases, planning proposals, zoning regulations, sector plans, mobility studies, infrastructure studies and background reports prepared under previous BDA/GBA planning exercises will be made available in editable digital formats.	The RFP is clear
29	Clause 8	17-18	Data Gaps	In case critical datasets are not available from GBA or other government agencies, will the consultant be required to generate such data at its own cost, or will such activities be treated as additional scope?	The RFP is clear
30	Clauses 8(d), 8(e), TOR	17	Additional Surveys	Is the consultant expected to undertake any drone survey, LiDAR survey, DGPS survey, topographical survey or cadastral survey beyond the data provided by GBA?	The RFP is clear
31	Clause 4 (Assignment Description), TOR Scope	17	Overlap with BDA Master Plan Tender	It is observed that the geographical coverage, planning area extent and scope of work outlined in the present RFP appear similar to those specified in the recently published tender for "Preparation of GIS Based Revised Master Plan-2041 for the Local Planning Area (LPA) of Bangalore Development Authority (BDA)". Kindly clarify whether the two tenders relate to the same planning area and planning exercise or to separate assignments. If separate, kindly provide details of the respective planning boundaries, area coverage, jurisdiction, deliverables and scope demarcation to avoid duplication or overlap in interpretation of the assignment.	The RFP is clear
32	8(h)	18	Infrastructure Data	Will utility infrastructure data (water supply, sewerage, storm water drainage, power, solid waste, telecom, gas network, mobility infrastructure, etc.) be made available by concerned agencies through GBA?	Data collection is part of consultants scope.
33		20		Can the CV requirements for point 15 (page 20) i.e. Statistician/Data Analyst be relaxed to include professionals from other backgrounds with experience in handle large datasets?	**Agreed. Refer Corrigendum-1**
34	16	22	The consultant shall submit reports of Draft Master Plan and Final Master Plan in both Kannada and English. Summaries and presentations at interim stages of the project shall be submitted both in Kannada and English	Kindly allow only final report to be in Kannada and English.	Tender Condition prevails

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35	Training Component	22	Data Sheet: Information to Agency 17. Training is an important feature of this Assignment: Yes 18. It is expected that the Agency will provide appropriate training to designated GBA officials and other stakeholder involved in implementation of master plan including Knowledge and Skill Transfer as detailed in the Terms of Reference	Please clarify number of training programs, duration, and expected participants from GBA for cost and scheduling clarity.	The RFP is clear
36	Clauses 17 & 18	22	Capacity Building	Kindly specify the expected number of training programs, participants, duration and locations for the capacity-building and knowledge transfer component.	The RFP is clear
37	25	23	Tender cost, Bid processing fee and an Earnest Money Deposit of Rs. 15,00,000/-	1. Kindly allow **MSME relaxation** for tender cost, processing fee and EMD.	The Procurement of this consultcy services is being done under the provisons of the Karnataka Transparency in Public Procurement ACT 1999, rules 2000. As per the GOK circular No: Fin/295/expenditure-12/2019 dated: 26-03-2019 the EMD is exempted only for procurement of goods. Tender Condition Prevails
38	27C	23	The bidder should have achieved minimum annual turnover of Rs. 30 crores (Rupees thirty Crores) in any two years during the last eight	Kindly allow Average turnover of 25 cr. Or in any 2 financial turnovers of 25crores.	**Refer Corrigendum-1**
39				Kindly allow option of 100% turnover requirement to be met by the Lead member	Tender Condition prevails
40	27b	23	Bidder should have completed preparation of at least two GIS / Remote Sensing Based Master Plans (including Draft Master Plan) for Urban Local Bodies / Development Authorities in India or Abroad, each project with minimum area of 500 sq. kms in case of projects within India and 300 sq. kms in case of projects outside India during fifteen years preceding to Request for Proposal Due Date.	A majority of Urban Local Bodies and Development Authorities in India, especially municipal corporations, councils, and rapidly urbanizing cities, have planning areas well below 500 sq. kms. Several technically complex and strategically significant Master Plans in India fall within the range of 200–300 sq. kms. We respectfully request the Authority to consider relaxing the minimum area requirement for India-based projects from 500 sq. kms to 200 sq. kms and change the clause as: Bidder should have completed preparation of at least two GIS / Remote Sensing Based Master Plans (including Draft Master Plan) for Urban Local Bodies / Development Authorities in India or Abroad, each project with minimum area of 200 sq. kms in case of projects within India or outside India during fifteen years preceding to Proposal Due Date.	Tender Condition prevails

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41	27c	23	The bidder should have achieved minimum annual turnover of Rs. 30 crores (Rupees Thirty Crores) in any two years during the last eight financial years, i.e., 2017-18 to 2024-25. In case of JV/consortium the lead member of the JV / Consortium should have achieved 60% of the minimum annual turnover requirements and the partners should have jointly achieved 40% of the annual turnover requirement in any two years during the last eight financial years, i.e., 2017-2018 to 2024-25. The bidder shall produce balance sheet and Audit Report for the financial year 2017-18 to 2024-25.	The existing turnover criterion appears relatively high compared to the scope and nature of the work and may restrict participation from otherwise technically competent and experienced bidders We request the department to consider revising the minimum annual turnover requirement from Rs. 30 Crores to Rs. 20 Crores in any two years during the last eight financial years and change the clause as: "The bidder should have achieved a minimum annual turnover of Rs. 20 Crores (Rupees Twenty Crores) in any two years during the last eight financial years (2017-18 to 2024-25). In case of JV/Consortium, the lead member should have achieved 60% of the minimum annual turnover requirement and the partners should have jointly achieved 40% of the requirement." Reducing the turnover threshold will encourage wider competition, resulting in more competitive pricing and better value for the department.	**Refer Corrigendum-1**
42	27 (b)	23	b. Bidder should have completed preparation of at least two GIS / Remote Sensing Based Master Plans (including Draft Master Plan) for Urban Local Bodies / Development Authorities in India or Abroad, each project with minimum area of 500sq.kms in case of projects within India and 300 sq kms in case of projects outside India during fifteen years preceding to Proposal Due Date.	We understand that Master Plans prepared and formally submitted to the competent authority for statutory approval (ready-for-submission stage) shall be considered eligible, without requiring final statutory approval. Kindy confirm.	The RFP is clear
43	Sl.No.25	23	25.The bidder will pay an EMD of Rs. 15,00,000/-(Rupees fifteen Lakhs only) through e-payment.	Considering the substantial EMD amount of Rs. 15,00,000/-, we request the Authority to allow submission of the EMD through an unconditional and irrevocable Bank Guarantee from a Scheduled Commercial Bank in addition to the prescribed e-payment mode.	Tender condition prevails.
44	27 (b)	23	Eligible Experience	Kindly clarify whether ongoing GIS-based Master Plan projects that have reached Draft Master Plan stage and are awaiting statutory approval shall be considered eligible experience.	The RFP is clear
45	27 (b)	23	Master Plan in last 15 years preceding to Proposal Due Date (PDD) Bidder should have completed preparation of at least two GIS / Remote Sensing Based Master Plans (including Draft Master Plan) for Urban Local Bodies / Development Authorities in India or Abroad, with minimum area of 500 sq.kms each for projects within India or minimum area of 300 sq.kms each for projects outside India during fifteen years preceding to Request for Proposal Due Date. (i) Two eligible projects: a. If one project in India and one project abroad: 8.0 b. If both projects in India or both in abroad: 6.0 (ii) Additional Master Plan projects: 2 points per project	Maximum score of 12 marks can be achieved using only Indian projects, and whether two (2) projects under Category 'b' along with three (3) additional projects under Category 'ii' may be considered for this purpose. Kindly confirm.	The RFP is clear
46	Sl.No.1	24		For projects executed for foreign clients, whether notarised and/or apostilled completion certificates will be accepted in place of certificates issued in formats prescribed by Indian authorities. kindly confirm	**Refer Corrigendum -1**

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47	Data Sheet Point No.15 Note ii)	23	At least Two members among the above professionals shall have proficiency in Kannada.	We understand that any two members need to have proficiency in Kannada. Kindly confirm.	Confirmed.
48	Data Sheet Point No.25	24	The bidder will pay an EMD of Rs. 15,00,000/- (Rupees Ten Lakhs only) through epayment	Kindly allow EMD exemption against bid security declaration for MSME bidders.	The Procurement of this consultcy services is being done under the provisons of the Karnataka Transparency in Public Procurement ACT 1999, rules 2000. As per the GOK circular No: Fin/295/expenditure-12/2019 dated: 26-03-2019 the EMD is exempted only for procurement of goods. Tender Condition Prevails
49	28, 1B	24	Experience in preparation of Transit oriented development plans for four metro stations in India or abroad: 2 points per project	Kindly allow Master Plan component on ToD within the Master Plan preparation to be considered, as here the main aim is to prepare Master Plan: 2 points per project.	As the scope of work requires the consultant to prepare detailed TOD plans for 10 metro stations, the tender consldtion prevails
50	28, 1C	24	Experience in preparation of atleast one CBD revitalization plan/ city core renewal plan/ or any equivalent urban redevelopment/ renewal project in India or abroad:4 points per project	Kindly allow heritage plan also as many core cities has heritage components and need special attention and regulation to for the planning.	Can be considered if heritage components are part of the Urban/CBD renewal or redevelopment plan
51	2	24	In the list of 18 key personnel's, 2 positions are asked for urban designer	The project is about Master plan preparation; 1 urban designer seems to be perfect. Plus, conservation architect is asked separately.	Tender Condition prevails
52	28, 1A	24	Bidder should have completed preparation of at least two GIS / Remote Sensing Based Master Plans (including Draft Master Plan) for Urban Local Bodies / Development Authorities in India or Abroad, with minimum area of 500 sq. kms each for projects within India or minimum area of 300 sq. kms each for projects outside India during fifteen years preceding to Request for Proposal Due Date	We respectfully request the Authority to reconsider the minimum planning area requirement for India-based projects from 500 sq. kms to 200 sq. kms. Most Urban Local Bodies and Development Authorities in India have planning jurisdictions below 500 sq. kms, and several technically complex statutory Master Plans have been successfully prepared for areas between 200–300 sq. kms. Further, statutory Master Plans in India are prepared under State Town Planning and Urban Development Acts and involve unique legal, regulatory, and institutional frameworks. Therefore, international planning assignments may not be directly comparable to Indian statutory planning projects. We request to amend the clause as: Bidder should have completed preparation of at least two GIS/Remote Sensing-based Master Plans (including Draft Master Plans) for Urban Local Bodies/Development Authorities in India or abroad during the last 15 years preceding the Proposal Due Date (PDD), with a minimum area of 200 sq. kms for projects in India / outside India. Scoring: • Two eligible projects (India or abroad): 8 marks • Additional eligible projects: 2 marks per project	Tender Condition prevails
53	28, 1b	24	Experience in preparation of Transit oriented development plans for four metro stations in India or abroad: 2 points per project	We request to amend the clause as: Experience in preparation of Transit oriented development plans for four metro stations /Railway in India or abroad: 2 points per project	**Agreed. Refer Corrigendum -1**

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54	1b	24	Experience in preparation of Transit oriented development plans for four metro stations in India or abroad: 2 points per project	Request to consider assignments related to Comprehensive Traffic and Transportation Studies (CTTS) and Comprehensive Mobility Plans (CMP) undertaken as eligible experience for meeting the requirement.	Tender Condition prevails
54	1C	24	Experience in preparation of atleast one CBD revitalization plan/ city core renewal plan/ or any equivalent urban redevelopment/renewal project in India or abroad:4 points per project	Request to consider assignments related to slum redevelopments and Area based developments under smart city plans undertaken during the last 15 years as eligible experience for meeting the requirement.	The RFP is clear
55	27. For selection, the Agency shall satisfy the following eligibility criteria:	24	27. For selection, the Agency shall satisfy the following eligibility criteria d. Documentary proof shall be submitted for previous experience in the form of work order / engagement letter / Service Agreement supported by completion certificate issued by the client. In case completion certificate is not available, agency shall provide a certificate from the client regarding assignment is completed to a stage, i.e., Ready for submission to the Government for final approval and supported by the service agreement along with Chartered Accountant's certificate confirming payments received by the agency. Such document shall specify all details required to ascertain the eligibility criteria of the bidder.	We request the Authority to kindly consider accepting either the completion certificate or a Chartered Accountant / equivalent Chartered Professional Accountant (CPA) certificate confirming 100% payment received, without requiring both documents, for demonstrating eligible project experience. Additionally, we wish to highlight that international clients and multilateral development banks generally do not issue formal completion certificates; therefore, we request the Authority to kindly consider our submission in line with this industry practice.	**Agreed only for projects executed for international clients or for Multilateral development banks. Refer Corrigendum-1**
56	Evaluation Criteria 1B & 1C	24	Rationalization of Technical Evaluation Criteria	Considering that the scope of the present assignment primarily pertains to the preparation of a GIS-Based Master Plan for a large metropolitan planning area, it is requested that the Authority review the technical evaluation criteria related to Transit Oriented Development (TOD) Plans and CBD Revitalization/City Core Renewal Plans. We respectfully submit that greater emphasis may be placed on experience in preparation of GIS-Based Master Plans, Regional Plans, Development Plans and other statutory planning assignments undertaken across varied geographical scales and jurisdictions, as such experience is more directly aligned with the objectives and deliverables of the present assignment.	Tender Condition prevails
57	Evaluation – Qualifications Weightage	26	C. Association with the Bidder -10 % Full Time permanent staff (Bidder/ C. Member)– 5 score	For scoring under "Association with Bidder", how will recently joined permanent staff (<1year) be treated?	The RFP is clear
58	Data Sheet Information to Agency	26	29. The weightage to be given for qualification and competence of the key professional are: 1 Qualifications (max 15 score) - Prescribed qualification : 10 score - Additional qualification : 5 score	We request you to kindly revise the "Additional qualification" (5 score) to recognise certification courses under additional qualifications.	Tender Condition prevails
59	34	27	The Assignment is expected to commence in the month of July 2026 at Bengaluru	A request to check the timeline, the drone survey can not be taken during monsoon.	The RFP is clear
60	Clause 15 & Form 3E	37-38	Team Composition	Kindly clarify whether the minimum key personnel positions specified in Form 3E are mandatory throughout the project duration or only during relevant stages of the assignment.	The RFP is clear

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61	Section -3: Technical Proposal - Standard Forms	46	Form – 3K: Format of Annual Turnover Statement [Should be duly signed and certified by Chartered Accountant]	We request you to kindly permit submission of a Chartered Professional Accountant (CPA) certificate for Form-3K Annual Turnover Statement for International Entities.	**Agreed. Refer Corrigendum -1**
62		54	As per Section 9 of the KTCP Act, 1961 the Master plan has to be prepared within two years of the declaration of the Local Planning area. GBA has therefore initiated the process of preparing Master Plan; Total area under GBA is 686.82Sqm for which proposals need to be formulated.	Kindly confirm the project area for which this tender has been floated?	The RFP is clear
63	ToR & Schedule-1	52-94	Activity 2: Review and Analysis of Bangalore's present situation Task 1: Collate and analyse different sectoral plans	We understand that data collection from external departments (such as Revenue, BWSSB, BESCOM, Traffic Police) is limited to coordination and facilitation and does not include responsibility for data validation. Kindly confirm.	The RFP is clear
64	Field Verification	52	1.1.1 Basemap and Existing Land use Basemap and existing land use data prepared by KSRSAC (as detailed in data sheet) will be provided to the agency. However, the basemap and existing land use data provided shall be verified and updated through ground truthing and field surveys by the agency and shall make necessary corrections (including spatial and vector correction on GIS) to fit into the standards mentioned in this document as required to enhance the accuracy of basemap and existing land use data.	We understand that 100% ground truthing is required for land-use validation. Kindly confirm.	Confirmed.
65	Section-5: Terms of Reference		Project area and location details	Kindly clarify- 1. The exact site area 2. Share an image of the site 3. List of villages Falling under the project planning area	Agreed. The Jurisdcition map of GBA can be viewed in the following link: https://updates.bbmpgov.in/v1/api/file/576667660786-ELU.pdf https://updates.bbmpgov.in/v1/api/file/124044473006-GREATER%20BENGALURU%20LOCAL%20PLANNING%20AREA%20MAP%20&%20NOTIFICATIONS_compressed.pdf
66	Section-5: Terms of Reference 1.1.1 Base map and Existing Land use C. Volume. 3: Master Plan: baseline status report and maps	55 & 62	The agency is also expected to carry out the structural condition survey of building simultaneously during the land use updation survey. The consultant shall undertake a visual assessment to identify the dilapidated buildings/ cluster of dilapidated buildings with an objective to identify areas for renewal /re-development iv Report on the Survey conducted to know the structural condition including height of the buildings	Having worked on several Master Plans, we understand that recording the structural condition of buildings would significantly extend the timeline of the land use survey. Furthermore, the identification of dilapidated buildings with the objective of earmarking areas for renewal or redevelopment would be a futile exercise without the active involvement of the client or a designated technical expert on ground. In practice, such surveys are usually subcontracted to specialized survey agencies and supervised by the consultant, making independent identification impractical within the scope of land use surveys. Accordingly, we request the client to omit this clause and retain land use updation solely for the purpose of identifying land use typologies. This will ensure efficiency, clarity of scope, and alignment with established master planning methodologies. Client to confirm.	The RFP is clear

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67	5. Terms of reference 1.1.2 Opportunities and challenges of Master Plan	56	2.d. The expenses for conducting workshops, public participation programme to be borne by the Agency. Cost of obtaining legal review, if pertains to GBA will be borne by GBA.	Client to kindly confirm the following • The number of workshops to be conducted will be as per the KTCP Act • Will the client assist in conducting and gathering the stakeholders/public.	The RFP is clear
68	Objectives of the assignment	57	Establishing base line data and formulating Master Plan objectives. • Preparing an integrated geospatial data base by collecting and collating appropriate data by conducting surveys through primary surveys wherever necessary and secondary sources as stipulated under rule 42 of the Karnataka Planning Authority Rules, 1965 as mentioned below and not limited to demographic study, trade and commerce, socio-economic, landuse, traffic and transportation, topographical, structural condition including height of building, housing and density of population, industrial, recreational, community facilities and public utilities surveys.	A Comprehensive Mobility Plan (CMP) has been prepared recently, which already includes detailed traffic and transport assessments. We request the client to omit the traffic survey and modelling requirement (which is contingent with traffic surveys); but instead allow the Agency to focus on integration of CMP findings into the master plan. This approach will ensure consistency, reduce time on duplicating traffic survey findings, efficiency, and alignment with the most recent mobility strategies. Client to confirm.	Tender condition prevails
69	1.1.6 Final outputs that have to be submitted by the agency	58	2. The following reports should be published along with the Master Plan: a. A report of the surveys carried out during the preparation of Master Plan b) A report explaining the population projection, land requirement for future development and Master Plan Strategies. c) A report explaining provisions of the Master Plan d) Land use and Zoning/ Form based Regulations in respect of each land use zone to enforce the provisions of Master Plan and explaining the manner in which necessary permission for developing any land can be obtained. e) An Implementation and Financing Framework report including stages by which it is proposed to meet the obligations imposed on the GBA by Master Plan. f) A City development programme to implement the Master Plan proposals. 4. Climate Action Plan incorporating SDGs to mitigate urban heat islands, urban flooding and pollution.	• Should these report be submitted along with Volume 4 Deliverables i.e. A4 (T1 to T4 tasks) to be submitted in 11th month. • Are these reports in addition to the list of Volume 4 reports to be submitted as elaborated in Page no 64 & 65 of the RFP. Client to kindly confirm.	The reports sought pertain to different stage of the tasks listed in the scope of work. These may be part of the various reports required to be submitted as per list of deilverables or separate report wherever required.
70	1.1.4 Time Schedule for Completion of Task	59		Time Schedule does not include ground truthing and building condition survey and timelines. For ground truthing at least 3 months needs to be taken	The RFP is clear
71	1.1.6 Final outputs that have to be submitted by the agency C. Volume. 3: Master Plan: baseline status report and maps	60 & 63	Preparation of detailed ToD plans for 10 metro stations. xiv Mobility studies report including existing road network analysis and ToD station assessment report	We note that the current scope of work in addition to identifying TOD corridors include detailed plan for 10 metro stations. We would like to highlight that TOD requires a comprehensive assessment and standalone analysis that goes beyond the remittance of a general master plan. TOD planning involves specialized studies on mobility integration, land use intensification, and policy frameworks, which demand dedicated expertise and stakeholder consultations. Hence, we request the client to omit this clause of 10 TOD plans and instead to take it up as a separate RFP dedicated to TOD. Client to confirm.	Tender condition prevails

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72	6. Payments to the Agency	84	6.1 Payment Schedule	We humbly request the authority to kindly consider a mobilization advance of 5% at the beginning of project which may be adjusted aganist Master Plan implementation and enforcement (Volume 7) to be made 10%. This will help us towards mobilizing resources and initiating survey related expenses.	Tender condition prevails
73	Penalty	86	7.2 Penalty for delay The decision of the GBA with regard to imposing of	We request the authority to kindly remove the last line of the given clause - "shall be final and binding on the Agency and shall not be the subject matter of arbitration proceedings."	Tender condition prevails
74	Schedule -1 Activity 2, Task 1, Sl. No., i, & ii	94-96	Task 1: Collate and analyse different sectoral plans i. The Agency shall interact, collect and analyse critical sectoral plans prepared and/or under preparation, projects implemented, under implementation and planned for implementation by relevant government agency on Bangalore. The agency shall study the existing systems related to key infrastructure like water supply, sewerage network, storm water drainage network, road infrastructure, public transport and its present capacities, constraints & future augmentation needs. This would include plansinitiated by BMRDA, DULT, DTCP, Urban Development Department, KSSDB, BMTC, BMRCL, K-RIDE(Suburban Railway), BDA, GBA, B-SMILE, BSCL, BWSSB, KUWSDB, KGWA, KUID&FC, KSRTC, KHB, RGHCL, Transport Department/RTO, NHAI, South-Western Railways, BIAL, BARL, Infrastructure Development Department, KIADB, BESCOM, KPTCL, KREDL BSNL, GAIL, Bangalore City Police, KLDCA, Department of Forests, Ecology and Environment, KSPCB, Finance Department, Karnataka Forest Department, EMPRI, Archaeological Survey of India, Department of Archaeology, Museums and Heritage (GoK), Department of Mines and Geology, Revenue Department, Department of Education, Department of Women and Child Development, Department of Health, Karnataka State Fire and Emergency Services, Directorate of Economic and Statistics, State Planning Board, Public Works and Inland Water Transport Department, Karnataka Knowledge Commission, KDMC, IISc, leading Academic institutions and any other relevant stakeholders. The Agency shall extract the various plans and proposals and identify any gaps, mismatches with the existing procedures. ii. Collection of data on various layouts developed by KHB, KIADB, KSSIDC, BDA and such other agencies. Collection of data on change of land uses accorded by BDA.	kindly clarify whether the sectoral plans, project reports, and relevant spatial and non-spatial datasets prepared by the various listed State, City, and Utility agencies will be made available to the Consultant by the Authority, along with facilitation for inter-departmental coordination, or whether the Consultant is expected to independently obtain such information from the respective agencies.	The agency shall independently obtain information, the client will facilitate inter departmental coordination
75	Schedule -1 Activity 2, Task 1, Sl. No., i, & ii	94-96		Kindly confirm the expected level of detail for analysis and GIS integration of sectoral plans and projects, particularly with respect to infrastructure capacities, constraints, and future augmentation needs (strategic planning level versus project-level spatial detailing).	The RFP is clear
76	Schedule -1 Activity 2, Task 1, Sl. No., i, & ii	94-96		In cases where sectoral plans or datasets are under preparation, incomplete, or not readily available, kindly clarify whether the Consultant may adopt secondary sources, indicative assumptions, or benchmark-based analysis, with appropriate documentation.	Yes
77	Schedule -1 Activity 2, Task 1, Sl. No., i, & ii	94-95		The RFP requires identification of gaps and mismatches across sectoral plans; kindly clarify whether the Consultant's scope under Task-1 is limited to analytical identification and reporting of such gaps, or whether formulation of policy, procedural, or inter-agency coordination recommendations is also envisaged.	Yes

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78	Task 4: Prepare an integrated geospatial database collecting and collating appropriate data Activity 2: Review and Analysis of Bangalore's present situation Task 1: Collate and analyse different sectoral plans	101 & 95	e) Hydrographic/Hydrogeological Assessment The agency shall study and identify important and frequent flooding areas and reasons for failure in surface runoffs, capacity of present drainage systems and propose a robust drainage system with capacity enhancements strategies to mitigate any urban flooding in future. iv. Detailed hydrological analysis of the entire LPA with respect to controlling the frequent flooding and also, to improve the ground water table shall be carried out as part of scope of work).	We understand, and as per confirmation from the previous corrigendum, hydrology studies are required to be undertaken. In addition, drainage carrying capacity is to be ascertained. Drawing from our extensive experience in multiple master planning exercises, we note that infrastructure detailing for a master plan typically includes: • Assessment of existing conditions • Mapping of existing infrastructure lines • Demand projection, arriving at capacities and treatment locations. In this context, we request the client to reconsider the requirement for carrying capacity assessment and primary survey for hydrology. We propose that secondary-based studies be permitted for hydrology and drainage, which would ensure efficient use of resources and time. Client to confirm.	The Hydrolofy studies and surveys are to be carried out with an objective to assess present conditions, cpapcities and demand, A DPR level of detailing is not expected from the consutant.
79	Schedule -1 Activity 2, Task 2, Sl. No., i	98	The Agency shall update the base map and existing land-use and landcover map using ORI provided by the client. The base map should depict key physical and natural features including streams/ drains, water bodies, roads and contours etc. The base map shall also be superimposed on authenticated cadastral data.	Kindly confirm whether authenticated cadastral data (survey numbers / revenue boundaries) will be provided by the Authority in GIS-ready digital format, or whether scanning, digitization, geo-referencing, and reconciliation of hard-copy cadastral maps form part of the Consultant's scope.	Base map including cadastral data would be provided by the Client
80	Task 2: Prepare base map and existing land-use maps using Ortho Rectified Image provided by Client	98	i. The Agency shall update the base map and existing land-use and landcover map using ORI provided by the client. The base map should depict key physical and natural features including streams/drains, water bodies, roads and contours etc. The base map shall also be superimposed on authenticated cadastral data	The GBA area is in the core area of Bengaluru city and we understand that such areas would have town survey numbers under cadastral data. Please confirm whether the client will provide authenticated cadastral data to successful bidder for incorporation into the base map or consultant has to collect from the stakeholders. Please clarify.	Cadastral data is part of the basemap that will be shared by the Clinet. The RFP is clear.
81	Schedule -1 Activity 2, Task 2, Sl. No., ii	99	The Agency shall ground truth and validate the base map using CORS in line with National Geospatial Policy for at least 6 (six) numbers of samples for survey numbers per revenue village.	With reference to ground truthing and validation using CORS, kindly clarify whether access to CORS infrastructure and reference coordinates will be facilitated by the Authority or relevant State agencies, and the positional accuracy standards (horizontal and vertical) expected for validation of the base map.	The consultant shall access CORS infrastructure by registering with the Survey of India. While the Client would facilitate the process, any costs involved shall be borne by the agency.
82	Task 2: Prepare base map and existing land-use maps using Ortho Rectified Image provided by Client.	99	The Agency shall generate 3D Digital Surface Model and Digital Elevation Model using the high-resolution remote sensing satellite imagery. A 2.0 m contour interval contour map shall also be generated. The Digital Surface Model should clearly depict the heights of features/ objects on ground (including buildings, trees, etc.). The Digital Elevation Model shall represent the height information without any information about the surface.	We understand that a Digital Elevation Model (DEM) can be created from drone survey outputs with a spatial resolution of 3–5 cm, provided the imagery has sufficient overlap and is processed using photogrammetry software. Since the base map preparation is undertaken in-house, we request the client to provide DEM and DTM datasets directly to the Agency. This will ensure consistency with the official base map framework and avoidance of duplication of survey and processing efforts. Client to kindly confirm.	Agreed.

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83	Task 4: Prepare an integrated geospatial database collecting and collating appropriate data Ii (a) Ecological survey		Ecological Survey: In an attempt to retain the 'Garden city' tag, a detailed ecological compilation based on secondary data shall be undertaken that would assess the existing flora and fauna (notably: birds, butterflies, mammals, fishes, amphibians and reptiles), and ecological habitats across the local planning area. The activity shall also map all wetlands (tanks and water bodies), streams and drainage (including inventory of drains and canals), parks and open spaces including forests, all ecologically sensitive and protected areas along with their existing status. An inventory of trees shall be undertaken along all arterial roads and ring roads along with their potential threats due to developmental projects shall be incorporated.	We understand that ecology of the region is to be protected from impacts of development projects. However, undertaking 'inventory of trees' is a resource intensive task and micro level data, which is not required to make strategic level and more planning level decisions in the master plan. However, tree density at area level or corridor level may be assessed for master plan level decision making. We therefore request client to avoid the task in this project.	**Agreed. Refer Corrigendum -1**
84	Task 4: Prepare an integrated geospatial database collecting and collating appropriate data i.identification /delimitation of CBD areas/ CBD revitalization/ urban redevelopment/renewal project areas	103	The consultant shall undertake identification and conceptualization of revitalization projects within the Central Business District (CBD) area with an objective to enhance economic activity, urban character, mobility, public spaces, and infrastructure efficiency.	We note that the current Terms of Reference include a clause on Central Business District (CBD) revitalisation as part of the master planning exercise. We respectfully submit that CBD revitalisation requires a specialised urban design and economic strategy, including detailed studies on land use restructuring, heritage-sensitive redevelopment, and market behaviour analysis. These aspects extend beyond the remit of a broad master plan and demand a dedicated zonal development plan with its own scope, methodology, and stakeholder consultations. We request that the clause on CBD revitalisation be omitted from the current master planning exercise and instead be taken up under a separate tender as part of the zonal development plan. Client to kindly confirm.	Tender condition prevails
85	Task 2: Implementation of GBA Knowledge transfer process	112	ii Agency shall organise one exposure visit abroad preferably to the City developing on par with Bangalore and has successfully demonstrated best practices in the domain of urban planning and land use & transport integration. The visit shall be organised for 10 officers of GBA to demonstrate best practices. The visit shall be organised before the draft proposal development stage and as per the dates finalised with the Client. The duration of the visit will be seven days exclusive of travel days. The cost of visit including flight charges, stay and boarding to be borne by the Agency.	We note that the current scope of work includes an exposure visit for officials as part of the master planning process. We understand the objectives of knowledge sharing and capacity building can be also achieved through stakeholder workshops, technical presentations, and structured consultation sessions. We request the client to omit the clause. Client to kindly confirm.	Tender condition prevails
86	Activity 7: Master Plan Implementation and Enforcement Support	114	Task 1: The Agency shall assist the Client in Master Plan implementation and enforcement by providing adequate and appropriately staffed support team for one-year, after the statutory approval and notification of the Master Plan.	The implementation and enforcement support is a continuous, post-plan activity requiring sustained engagement, monitoring, and advisory services beyond the preparation of the master plan document. These activities are distinct from the one-time preparation of the master plan and therefore should not be bundled into the overall fee.Accordingly, we request that Implementation and Enforcement Support be treated as a separate billing item, structured on a per-month basis, and excluded from the lump-sum master planning fee.Client to kindly consider.	Tender condition prevails

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87	Data Sheet Point No.15		Can the external consultant for the roles of financial analyst and conservation architect etc. be sourced externally in case of a JV of lead plus two partners? Or do they have to be a part of the 2 partners in the JV?		The RFP is clear
88	Data Sheet Point No.27			Allowing experienced proprietorship firms to participate would enhance competition and provide the procuring authority with access to a broader pool of qualified and capable consultants, thereby ensuring greater value and expertise for the project.	Tender condition prevails
89	Data Sheet Point No.27			Request to allow societies registered under Society Registration Act with relevant experience as JV partners.	Tender condition prevails

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